

071.0

0001

0017.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

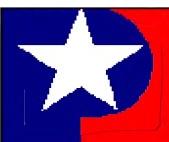
844,300 / 844,300

USE VALUE:

844,300 / 844,300

ASSESSED:

844,300 / 844,300


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
66		BEVERLY RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: COHN CLIFF M	
Owner 2: DOSTER GAIL A	
Owner 3:	
Street 1: 66 BEVERLY RD	
Street 2:	

Twn/Cty: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y

PREVIOUS OWNER	Type:
Owner 1: ASADORIAN ALAN A -	
Owner 2: ASADORIAN DEAN A -	
Street 1: P.O. BOX 390	
Twn/Cty: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	

NARRATIVE DESCRIPTION	
This parcel contains .227 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1952, having primarily Wood Shingle Exterior and 2071 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

PROPERTY FACTORS	Amount	Com. Int
Item	Code	Description
%		
Z	R1	SINGLE FA
o		100
n		water
		Sewer
		Electri
Census:		Exempt
Flood Haz:		
D		Topo
s		2
t		Above Stree
		Street
		Gas:

LAND SECTION (First 7 lines only)	
Use Code	Description
LUC Fact	No of Units
Depth / PriceUnits	Unit Type
Land Type	LT Factor
Base Value	Unit Price
Adj	Neigh
Neigh Influ	Neigh Mod
Infl 1	%
Infl 2	%
Infl 3	%
Appraised Value	Alt Class %
	Spec Land %
	J Code Fact
	Use Value Notes

101	One Family	9890	Sq. Ft.	Site	0	70.	0.72	4													

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	9890.000	342,600		501,700	844,300		45114
							GIS Ref
							GIS Ref
							Insp Date
							10/22/18

PREVIOUS ASSESSMENT								Parcel ID	071.0-0001-0017.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	342,600	0	9,890.	501,700	844,300		Year end	12/23/2021
2021	101	FV	329,700	0	9,890.	501,700	831,400		Year End Roll	12/10/2020
2020	101	FV	329,700	0	9,890.	501,700	831,400	831,400	Year End Roll	12/18/2019
2019	101	FV	257,800	0	9,890.	501,700	759,500	759,500	Year End Roll	1/3/2019
2018	101	FV	257,800	0	9,890.	430,000	687,800	687,800	Year End Roll	12/20/2017
2017	101	FV	257,800	0	9,890.	401,400	659,200	659,200	Year End Roll	1/3/2017
2016	101	FV	257,800	0	9,890.	344,000	601,800	601,800	Year End	1/4/2016
2015	101	FV	256,600	0	9,890.	308,200	564,800	564,800	Year End Roll	12/11/2014

SALES INFORMATION								TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes					
ASADORIAN ALAN	1272-71		5/4/2003			469,500	No	No							
ASADORIAN ALAN	1248-22		2/6/2002	Family			1	No	No						
	1062-79		10/1/1989				1	No	A						

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
5/18/2017	567	Porch	20,850	O				2X12 3 SEASON &4X2	10/22/2018	MEAS&NOTICE	BS	Barbara S					
11/13/2007	1045	Addition	18,000			G9	GR FY09	SM BUMPOUT & INT R	5/28/2009	Measured	189	PATRIOT					
12/15/2006	1093	Re-Roof	6,905						11/10/2008	Permit Visit	BR	B Rossignol					
									12/28/2004	MLS	HC	Helen Chinal					
									12/14/1999	Inspected	264	PATRIOT					
									12/3/1999	Missed Appt.	263	PATRIOT					
									11/2/1999	Mailer Sent							
									10/12/1999	Measured	267	PATRIOT					
									11/1/1981		MM	Mary M					
									Sign:	VERIFICATION OF VISIT NOT DATA						/	/

EXTERIOR INFORMATION						BATH FEATURES			COMMENTS			SKETCH										
Type:	19 - Ranch		Full Bath:	1	Rating: Good	A Bath:		Rating:	OF=TOILET IN BMT.													
Sty Ht:	1 - 1 Story		3/4 Bath:		Rating:																	
(Liv) Units:	1	Total: 1	A 3QBth:		Rating:																	
Foundation:	1 - Concrete		1/2 Bath:		Rating:																	
Frame:	1 - Wood		A HBth:		Rating:																	
Prime Wall:	1 - Wood Shingle		OthrFix:	1	Rating: Good																	
Sec Wall:		%	Kits:	1	Rating: Good																	
Roof Struct:	1 - Gable		A Kits:		Rating:																	
Roof Cover:	1 - Asphalt Shgl		Fpl:	2	Rating: Good																	
Color:	GREY		WSFlue:		Rating:																	
View / Desir:			GENERAL INFORMATION																			
Grade:	B- - Good (-)																					
Year Blt:	1952	Eff Yr Blt:																				
Alt LUC:		Alt %:																				
Jurisdct:		Fact: .																				
Const Mod:			CONDO INFORMATION																			
Lump Sum Adj:			Location:																			
INTERIOR INFORMATION																						
Avg Ht/FL:	STD		Phys Cond:	GD - Good	18. %	DEPRECIATION																
Prim Int Wal	1 - Drywall		Functional:		%																	
Sec Int Wall:		%	Economic:		%																	
Partition:	T - Typical		Special:		%																	
Prim Floors:	3 - Hardwood		Override:		%																	
Sec Floors:	4 - Carpet	25 %	Total:	18.6 %																		
Bsmnt Flr:	12 - Concrete		CALC SUMMARY																			
Subfloor:			Basic \$ / SQ:	100.00		COMPARABLE SALES																
Bsmnt Gar:	1		Size Adj.:	1.35000002		Rate	Parcel ID	Typ	Date	Sale Price												
Electric:	3 - Typical		Const Adj.:	0.99742496																		
Insulation:	2 - Typical		Adj \$ / SQ:	134.652																		
Int vs Ext:	S		Other Features:	83427																		
Heat Fuel:	2 - Gas		Grade Factor:	1.21																		
Heat Type:	3 - Forced H/W		NBHD Inf:	1.00000000																		
# Heat Sys:	1		NBHD Mod:																			
% Heated:	100	% AC: 100	LUC Factor:	1.00																		
Solar HW:	NO	Central Vac: NO	Adj Total:	420945																		
% Com Wal		% Sprinkled	Depreciation:	78296		Juris. Factor:			Before Depr:	162.93												
			Deprecated Total:	342649		Special Features:	0		Val/Su Net:	120.42												
						Final Total:	342600		Val/Su SzAd:	232.11												
MOBILE HOME																						
Make:			Model:			Serial #:		Year:		Color:												
SPEC FEATURES/YARD ITEMS																						
PARCEL ID 071.0-0001-0017.0																						
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value					
2	Frame Shed	D	Y	1	6X8	A	AV	1970		0.00	T	39.2	101									
More: N	Total Yard Items:													Total Special Features:			Total:					